

Request for City Council for the City of Ingleside, Texas

Subject: Discussion on possible revisions of Ordinance #1105 amending Chapter 78 Zoning, to include R3 (Three and Four Family Residential) to P (Professional)

Submitted By: John Davis, Building Official
By request of Jim Gray, City Manager

Date Submitted To City Manager: January 8, 2015

For The Agenda of: January 13, 2015

Attachments: Copy of Ordinance #1105

Approved By City Manager: _____

Summary Statement: Requesting discussion in reference to the addition of R3 (Three and Four Family Residential) to the P (Professional) Zoning District.

Recommended Action: Possibly removing R3 from P or adding a minimum living space square footage requirement to R3, for example a minimum of 950 sq ft per living unit in three and four family dwellings.

ORDINANCE 1105

AN ORDINANCE AMENDING CHAPTER 78-ZONING, ARTICLE IV.-
DISTRICT REGULATIONS, DIVISION 7.- P PROFESSIONAL
DISTRICT, SEC. 78-206.-PERMITTED USES, INGLESIDE CODE OF
ORDINANCES TO ADD R-3 THREE & FOUR FAMILY RESIDENTIAL
DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF INGLESIDE,
COUNTY OF SAN PATRICIO, STATE OF TEXAS:

SECTION 1. AMENDMENT. Chapter 78 Article IV. District Regulations, Division 7. P Professional District, Sec. 78-206.-Permitted Uses. Ingleside Code of Ordinances is hereby amended to read as follows, new matter being indicated by underscoring and deleted matter by interlineations and brackets

Sec. 78-206. - Permitted uses.

A building or premises in the P professional office district shall be used only for the following purposes:

- (1) Professional offices and office buildings
- (2) Clinics or hospitals including a pharmacist's shop for dispensing of drugs and medical supplies primarily to patients or occupants of the building; provided, however, that there is no outside entrance to such shop.
- (3) Adult day care facilities, day care centers and registered adult personal care facilities.
- (4) Accessory building and uses, customarily incidental to the uses listed in this section and located on the same lot therewith.
- (5) ~~Reserved.~~ Any use permitted in the R-3 Three & Four Family Residential District.
- (6) Manufactured homes and manufactured home parks, travel trailer parks, recreational vehicle parks, and HUD-Code manufactured home subdivisions in those areas designated on the nonconventional housing area map, formerly known as mobile home area map, provided such uses and structures comply with the provisions of division 13 of this article, and such other provisions of this Code as are applicable to such uses and structures. A change to the nonconventional housing area map or with respect to the areas where any of such structures or uses are allowed within any zoning district may be affected only pursuant to the same procedures as are required for the effectuation of other changes of zoning of property

and pursuant to a process whereby a nonconventional housing permit is granted as part of the change of zoning process, which nonconventional housing permit shall designate the particular uses to which the property may be put, impose such conditions as are required under division 13 of this article, and such other conditions as may be appropriate.

(7) Reserved.

SECTION 2. EFFECTIVE DATE. As provided by Article III, Section 3.11.C of the Charter of the City of Ingleside, this ordinance shall be effective upon adoption and, in addition, if any penalty, fine or forfeiture is imposed by this ordinance, then this ordinance shall be effective only after publication of this ordinance in its entirety or in summary form once in the official newspaper of the City of Ingleside.

SECTION 3. READING. As provided by Article III, Section 3.11.B of the Charter of the City of Ingleside, this ordinance or the caption of it shall be read at two city council meetings with at least two weeks elapsing between each reading.

SECTION 4. SEVERANCE. If any part of this ordinance is invalid or void or is declared to be so, then said part shall be severed from the balance of this ordinance and said invalidity shall not affect the balance of this ordinance, the balance of the ordinance to be read as if said invalid or void portion thereof were not included.

SECTION 5. PUBLICATION. If and as required by Article III, Section 3.11.C of the Charter of the City of Ingleside, the caption of this ordinance shall be published one time in the official newspaper of the City of Ingleside, San Patricio County, Texas.

PASSED, ORDAINED, APPROVED AND ADOPTED this 8 day of

April, 2014.

CITY OF INGLESIDE

BY:


Pete Perkins, Mayor

ATTEST:


CITY SECRETARY

First Reading: 3-11-14

Second Reading: 4-8-14

